

UNDERHILL PLANNING COMMISSION

Thursday, January 31, 2019 @ 6:00 PM

Minutes

Attendance

Planning Commissioners:

Commissioner Carolyn Gregson, Chair
Commissioner Johnathan Drew, Vice Chair
Commissioner Nancy Bergersen
Commissioner David Edson
Commissioner Pat Lamphere
Commissioner Sandy Wilmot

Staff/Municipal Representatives:

Andrew Strniste, Planning Director

Others Present:

Resident, Valerie Stori (33 Tupper Road)

[5:55] Members of the Planning Commission started to convene at Underhill Town Hall around 5:55 pm.

[6:02] Chair C. Gregson called the meeting to order. No public was in attendance to provide public comment.

[6:03] Commissioner Wilmot made a motion to rearrange the agenda in order to discuss the Green Lantern Notices first. The motion was seconded by Commissioner Drew and approved unanimously.

AGENDA ITEM: OLD BUSINESS – GREEN LANTERN NOTICES

[6:04] Staff Member Strniste advised that Chittenden County Regional Planning Commission (CCRPC) had contact him to inquire about the possibility of Green Lantern Solar constructing some of the solar array on steep slopes. CCRPC inquired if the Planning Commission would be submitting comments regarding this potential issue. Staff Member Strniste confirmed Commissioner Romanoff's assertion that submitting comments would be for the record. Commissioner Drew advised that notice letter already acknowledged that they would be impacting steep slope on a disturbed site. Staff Member Strniste recommended that commenting about the sediment, erosion and stormwater control measures would also be valuable. Resident Val Stori inquired about the project.

AGENDA ITEM: 2020 TOWN PLAN – SURVEY QUESTIONS DISCUSSION

[6:22] The Planning Commission discussed the compiled survey questions. A discussion ensued about why they should include a question about acreage. Resident Stori summarized that the question may assist in finding trends. Staff Member Strniste reminded the Commission that they do not want to be too technical, as the audience is assumed not to have the background they do. A discussion then commenced about the suggested added language by the Conservation Commission. Commissioner Drew recommended that they the questions be sent back to the Conservation Commission to be reworded. Commissioner Wilmot suggested that an explanation paragraph be provided for each section, prior to the questions.

[6:32] Staff Member Strniste advised that he would make modifications to the survey and send it out to the Commission for comments. A discussion ensued about whether or not to include density bonuses as an option to conserve land. A majority of the Commission opined that this issued had

already been resolved, and therefore, should be eliminated from the survey. Staff Member Strniste informed the Commission that members of the Conservation Commission asked about questions relating to Historic and Cultural Resources. A discussion then ensued about the increased density language relating to Underhill Center. Commissioner Lamphere opined that this language should be eliminated as increase density cannot occur due to constraints. Resident Stori opined that the Commission, by the drafting of the Plan, while constraints may exist, they were creating a vision for the future. Commissioner Wilmot recommended language on how to reword the question.

[6:49] Commissioner Lamphere further opined that there will not be any services in the Center unless the wastewater problem was fixed. The Commission proceeded to discuss other survey questions, as well as address formatting issues. A discussion ensued about whether the 1500 FIE restriction should be a survey question. Commissioner Drew opined that this issue does not need to be relitigated since it is already in the Regulations and Town Plan.

[7:15] The Commission continued to discuss the remaining survey questions, especially in regards to dependable service, such as cell phone service. Staff Member Strniste inquired with the Commission on whether they would like to see a question about the tennis courts.

[7:22] Commissioner Wilmot opined about adding a question about solid waste and composting. Additional discussion ensued about the structuring on the survey questions. Chair Gregson asked if the Commission would like to see questions about housing. The Commission agreed that there should be questions relating to housing on the survey. Resident Stori inquired about the question relating to wind power, and whether the question should be split into two separate questions, one related to commercial wind power and one related to low impact, one wind turbine. Staff Member Strniste inquired if there were any additional topics they should inquire about. Commissioner Romanoff recommended asking a question about a sidewalk in the center.

[7:32] Commissioner Wilmot advised that should would email Staff Member Strniste with some of the proposed language. A discussion then ensued about the extension of the roadway network and habitat fragmentation. Commissioner Edson opined that this type of language in the plan can have regulatory effect, and would likely reduce property value.

[7:37] Commissioner Wilmot made a motion to nominate Resident Valerie Stori to fill the Planning Commission Vacancy. The motion as seconded by Commissioner Lamphere and approved unanimously. Commissioner Wilmot made a motion to approve the minutes of January 17, 2019. Commissioner Lamphere seconded the motion and was approved unanimously. Commissioner Edson suggested revisiting the advice given to Staff Member Strniste at the previous meeting regarding separate dwelling units. Commissioner Drew made a motion to approve the minutes of December 13, 2018. The motion was seconded by Commissioner Edson and approved unanimously. Commissioner Drew made a motion to approve the minutes of November 29, 2018. The motion was seconded by Commissioner Edson and approved unanimously. Commissioner Edson made a motion to approve the minutes of June 28, 2018. The motion was seconded by Commissioner Lamphere and approved unanimously.

[7:41] Commissioner Drew made a motion to adjourn. The motion was seconded by Commissioner Lamphere and approved unanimously.

Respectfully Submitted By:

Andrew Strniste, Planning Director

The minutes of the January 31, 2019 meeting were accepted this 14 day of February, 2019.


Carolyn Gregson, Planning Commission Chair

New Action Items

Old, Incomplete Action Items

- ☐ Staff Member Strniste: Provide materials pertaining to the zoning pamphlet in the coming weeks.
- ☐ Staff Member Strniste: Providing a map of where the capital projects are located.
- ☐ Staff Member Strniste: Obtain a report on how Selectboard Member Johnson derived at the funding sources (i.e.) for the identified capital projects.
- ☐ Commission: Review memorandum from Transportation Board.
- ☐ Commission: Continue to review Town Plan sections that were volunteered and develop presentation materials for discussion at upcoming Planning Commission meetings.
- ☐ Forum Group: Each forum group write as many survey questions as possible and submit them to Staff Member Strniste as soon as possible.